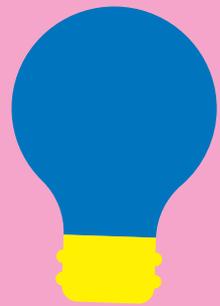
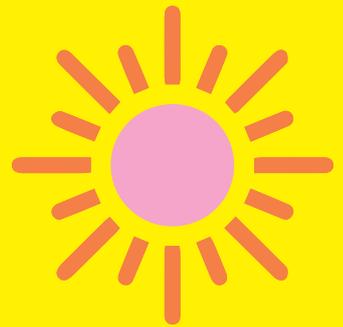


# HOME ENERGY REBATE PROGRAM

Rebate of \$10,000 for  
Single Residential Home Buyers

**STAGE 3 & 4 ONLY**

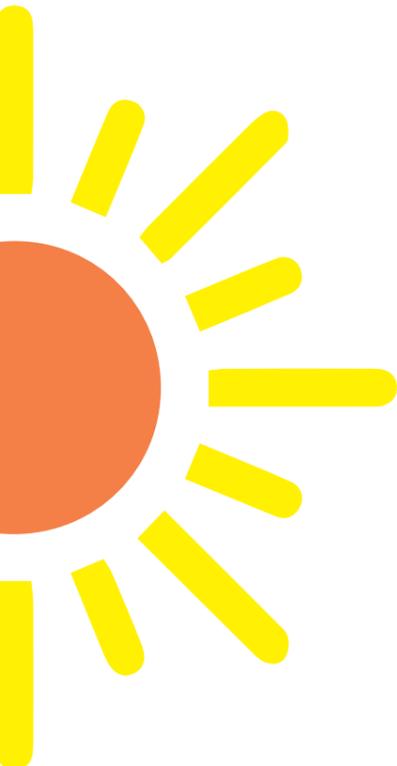
## ELIGIBILITY GUIDELINES



**ACT**  
Government

**Suburban Land**  
Agency

*Whitlam*



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ACT Government, GPO Box 158, Canberra ACT 2601  
☎ (02) 6205 0600  
🌐 [suburbanland.act.gov.au](http://suburbanland.act.gov.au)

#### ACCESSIBILITY

The ACT Government is committed to making its information, services, events and venues as accessible as possible.

If you have difficulty reading a standard printed document and would like to receive this publication in an alternative format, such as large print, please phone Access Canberra on 13 22 81 or email the Suburban Land Agency at: [suburbanland@act.gov.au](mailto:suburbanland@act.gov.au)

If English is not your first language and you require a translating and interpreting service, please phone 13 14 50.

If you are deaf, or have a speech or hearing impairment, and need the teletypewriter service, please phone 13 36 77 and ask for Access Canberra on 13 22 81.

For speak and listen users, please phone 1300 555 727 and ask for Access Canberra on 13 22 81.

For more information on these services visit [relayservice.com.au](http://relayservice.com.au)

Information correct as at October 2022 – Version 1.

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Reduce your  
energy usage  
and be rewarded.  
You can access  
**\$10,000**  
for your efforts.

## WHAT IS THE ENERGY REBATE?

We all want to reduce our energy consumption and reliance on fossil fuels. It is better for the environment, plus it saves money.

The Suburban Land Agency is offering a \$10,000 Rebate for homes that are designed to be more efficient, produce their own power and reduce urban heat. Please refer to the checklist on page 5 for the list of requirements.

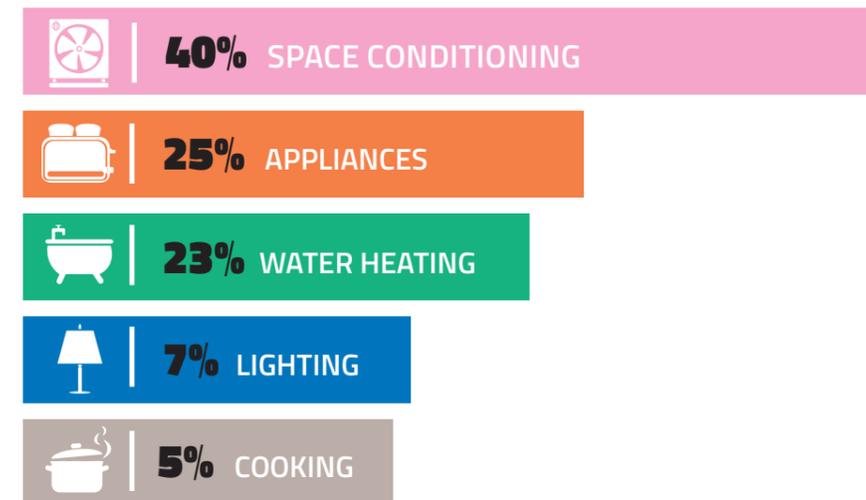
In designing and building a home that includes these energy saving features, you'll be contributing to a greener and more sustainable suburb.



### Together we're making a difference

- Improving the comfort of new homes in Canberra
- Lowering energy costs associated with running your home
- Supporting the ACT Government in transitioning to zero emissions communities
- Reducing energy consumption and reliance on fossil fuels
- Reducing the urban heat island effect

### Where is energy being used in Australian homes?



Source: Based on a 2014 Residential Energy Baseline Study.

- Generate your own electricity
- Simply change the colour of your roof and make a difference to the temperature inside your home and suburb
- Install an energy monitoring and/or management system to check your own energy consumption

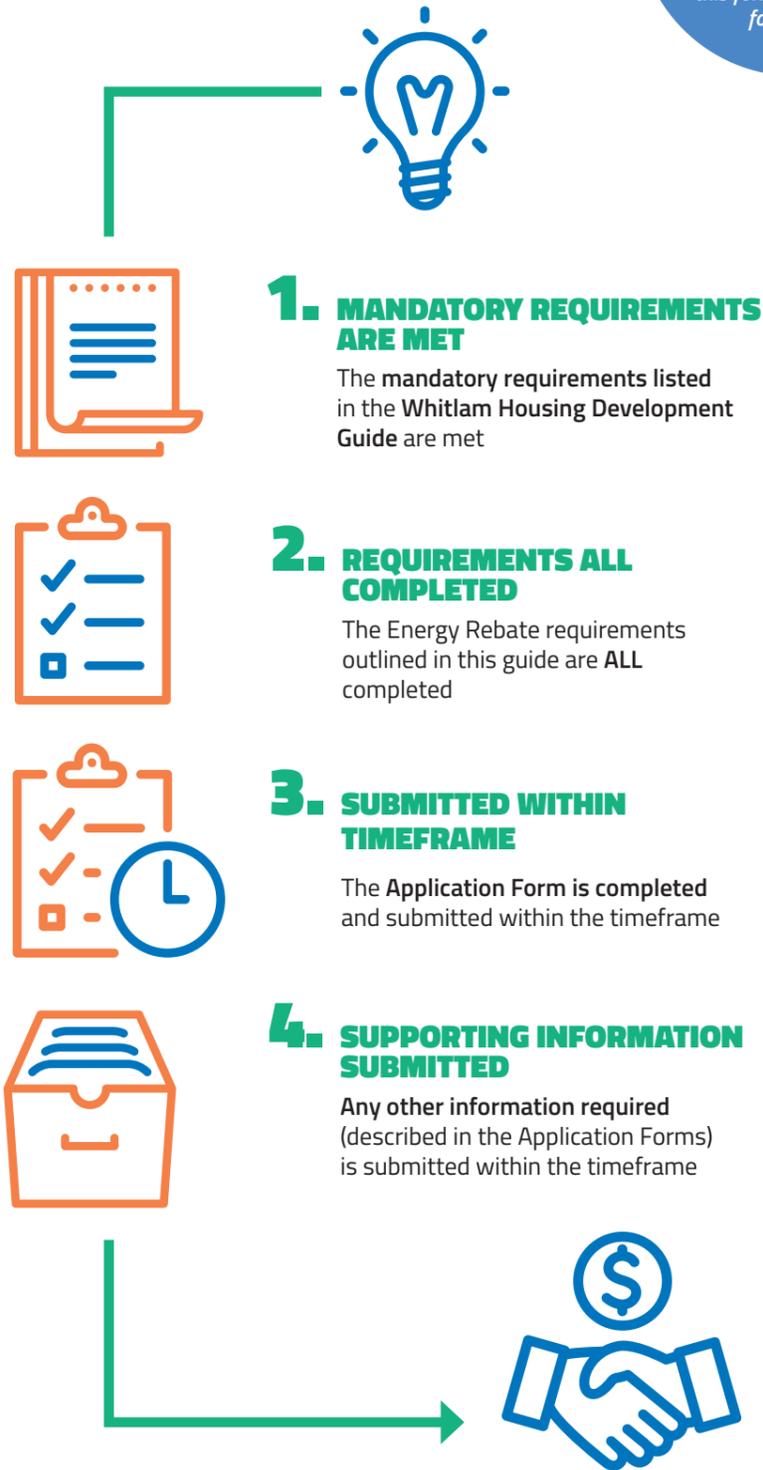


**WHO IS ELIGIBLE?**

Buyers or Eligible First Transferees of a residential Block in Whitlam may be eligible for the Energy Rebate if:



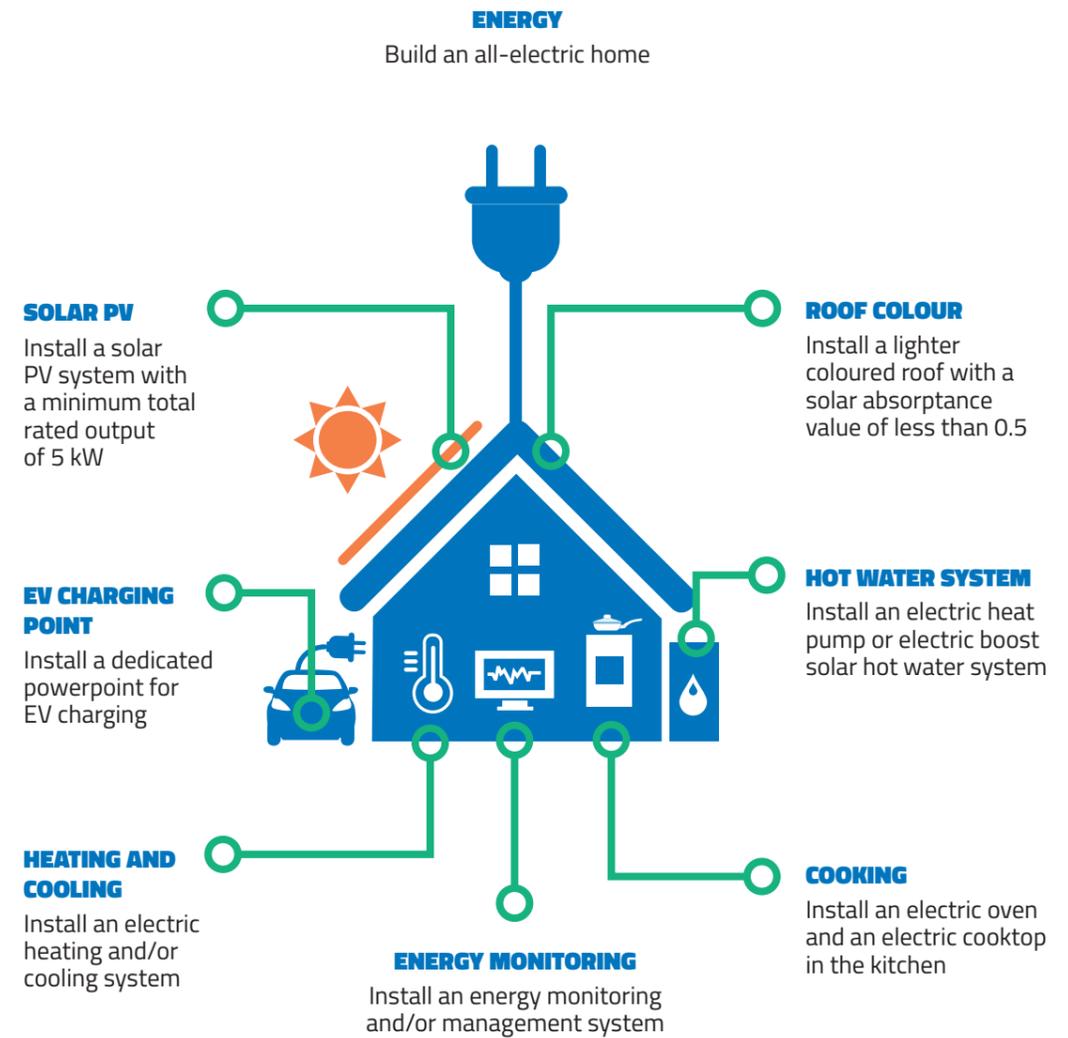
Once your home is complete, you can apply for the rebate online or by submitting this form. See page 16 for details.



**The Energy Rebate is available to Buyers who purchase the land from the ACT Government and Eligible First Transferees of Eligible Blocks.**

**WHAT IS INVOLVED?**

As part of the design and construction of your new home, you must:



**You will need to collect and provide evidence to apply for the Energy Rebate**

**The fine print**

A Buyer or Eligible First Transferee of an Eligible Block will be entitled to receive a Rebate amount of \$10,000, where all the eligibility requirements have been fulfilled.

Your home must comply with **ALL** of the Energy Rebate requirements. It is not possible to receive a partial Rebate for complying with some of the requirements.

 **YOU ARE ENCOURAGED BUT NOT REQUIRED TO INSTALL A BATTERY STORAGE SYSTEM AS PART OF THESE GUIDELINES.**

Where this guide specifies that the Buyer/Eligible First Transferee **'should'** do or refrain from doing a particular thing, the Buyer/Eligible First Transferee is strongly encouraged to, but is not obligated to, comply in order to be eligible for the Rebate.

Where this guide specifies that the Buyer/Eligible First Transferee **'must'** do or refrain from doing a particular thing, the Buyer/Eligible First Transferee is obligated to comply in order to be eligible for the Rebate.



Find definitions and terms on page 18



Once your home is complete, you can apply for the rebate online or by submitting this form. See page 16 for details.

**GET STARTED CHECKLIST**

**What's changed from the Rebate offered for Whitlam Stage 1 and 2?**

As Stage 3 and 4 of Whitlam will be all-electric, we have reduced the number of requirements required to be eligible for the rebate. Instead, we offer guidance on how to design your all-electric home.

Tick (✓)	These are the requirements		
	Action	My home must...	Details
<input type="checkbox"/>	 BUILD AN ALL-ELECTRIC HOME	be all-electric with efficient electric appliances	See pages 6-9
<input type="checkbox"/>	 MAKE YOUR ROOF COOL	have a lighter coloured roof with a solar absorptance value of less than 0.5	See page 10
<input type="checkbox"/>	 GENERATE YOUR OWN ELECTRICITY	have a solar PV system with a minimum total rated output of 5 kW	See page 11
<input type="checkbox"/>	 CHOOSE AN ENERGY EFFICIENT HOT WATER SYSTEM	have either an electric heat pump or electric boost solar hot water system	See pages 12-13
<input type="checkbox"/>	 INVEST IN ENERGY MONITORING AND MANAGEMENT	have an energy monitoring and/or management system installed	See page 14
<input type="checkbox"/>	 FUTURE PROOF FOR ELECTRIC VEHICLE CHARGING	have a dedicated powerpoint for EV charging in the garage or carport	See page 15



Provide a copy to your designer and builder.



Remember, you must comply with ALL the requirements to be eligible for the Energy Rebate



A battery storage system is not required to apply for the Rebate. However, you may be eligible for the ACT Government's 'Next Generation Energy Storage Program', which offers rebates on battery storage and the Sustainable Household Scheme which offers interest free loans.

Search in your browser for 'Everyday Climate Choices Programs' for more information.



**BUILD AN ALL-ELECTRIC HOME**

Research shows living in an all-electric, solar powered home in Canberra can save as much as...

**\$18,000  
OVER TEN YEARS.**

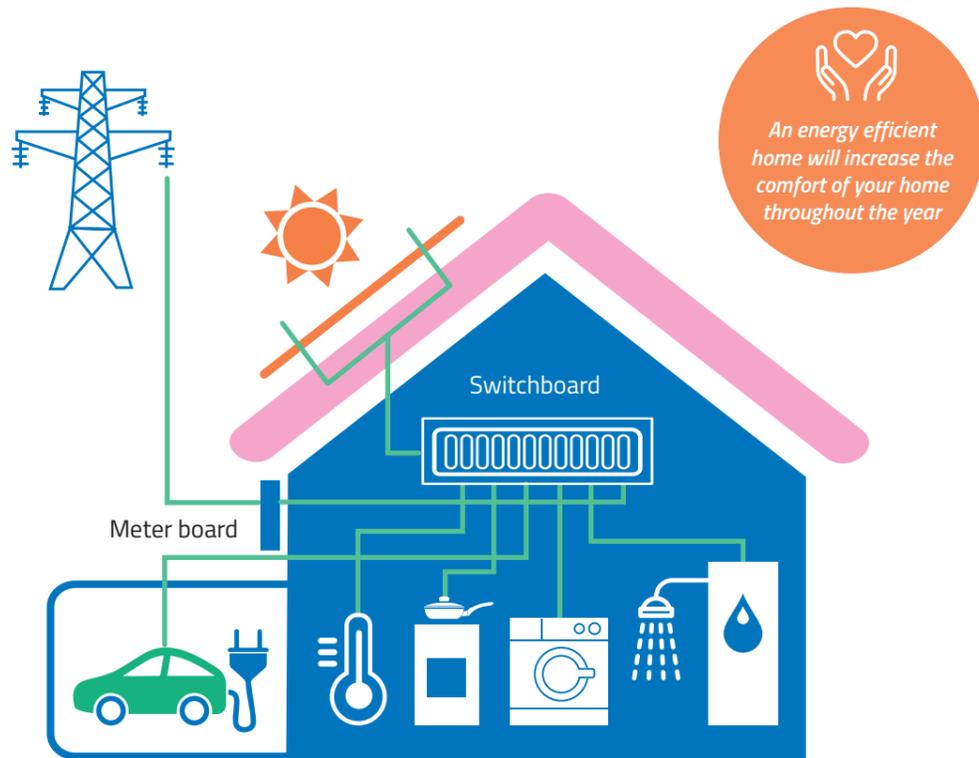
*Source: Renew, 2018.*

The ACT Government is leading the way in creating a 100% renewable electricity network and helping homes to reduce their energy costs.

In line with the ACT Government's pathway to electrification, phasing out fossil-fuel gas across Canberra by 2045 at the latest, homes in Whitlam stages 3 and 4 will be all-electric and not connected to the reticulated gas network.

All-electric, energy efficient homes have lower upfront construction and running costs, compared to homes that are connected to and use gas.

The ACT has some of the lowest electricity prices in Australia, but our cold winters mean we use a lot of energy for heating. The Energy Rebate, combined with a well-designed home, could result in significant savings on your energy bill, as well as creating a more comfortable living environment in summer and winter.



**ENERGY REBATE REQUIREMENT:**

No gas connection, including plumbed gas bottles, installed in and to the dwelling (note: gas bottles used for outdoor cooking are permitted e.g. barbeques).

You will be required to complete the declaration that you will not connect to the gas network, or install gas bottles to your home. The declaration is in **Annexure 1** (Section 2) of this guidelines, or in the smart form via the SLA website.

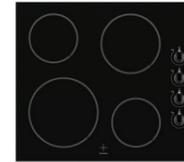
**Choose Efficient Electric Cooking Appliances**

Installing high efficiency appliances that use less electricity will save you more on your energy bills.

**Choosing your cooktop**

Installing a more energy efficient electric cooktop will reduce your home's energy consumption and can also provide a number of additional benefits such as faster heating time, safety and ease of cleaning.

**INDUCTION**



Induction cooktops are the **latest and most efficient form of electric cooktop**, however they are generally more expensive than the other types.

They **offer fast cooking and precise temperature control** with a wide temperature range.

Induction is the **safest form of cooktop**, as the heat is transferred directly to the pan, while the surface of the cooktop remains relatively cool to touch after you remove the pan.

Induction cooktops require specific cookware. Some of your existing pots and pans may or may not be compatible with induction cooktops. Look for the **induction symbol on the base of cookware** to determine if it is compatible.

**CERAMIC**



Ceramic cooktops have a continuous flat surface and are **easy to clean**.

They are particularly useful for cooking foods that **require low temperatures**, but don't get as hot as induction cooktops and are slower to heat up.

A ceramic cooktop is **cheaper to purchase than induction**, easy to clean, and you don't need special cookware.

**Choosing your oven**

Electric ovens are now **standard practice in the modern Australian home**. They offer greater temperature control and are safer than their alternatives.

Installing a more energy efficient electric cooktop will reduce your home's energy consumption."



### Install electric heating & cooling

Canberra has a cold climate—especially in winter—so heating systems are a necessity. With increasingly hot, dry summer temperatures and more frequent heatwaves, cooling systems are also becoming a must-have in Canberra homes.

Heating and cooling the spaces in your home accounts for about half of the total energy consumed in your home, so it needs to be efficient.



### Choose an efficient electric heating and/or cooling system

There are several options on the market, so get advice about the best option for your home.

#### Split system reverse cycle

Split system air conditioners are highly efficient heat pumps that transfer heat energy (hot or cold) from the environment to a desired indoor temperature. Reverse cycle enables both heating and cooling, meaning they are suitable for use throughout the year.

Some air conditioners come with WiFi so you can control the settings through an app or online even when you're out of the home. This can also help with demand management, where you can be rewarded for switching off your air conditioner or turning the temperature down at specific times (chat with your energy retailer to arrange this).



**AN EXTRA 5 DAYS ABOVE 35° C EACH YEAR BY 2030**

**UP TO AN ADDITIONAL 20 DAYS ABOVE 35° C EACH YEAR BY 2070**

Source: ACT Climate Change Strategy 2019-25.



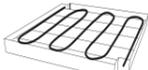
### Choosing the right system for the space

How do you decide what size air conditioning split system to install? This guide can help:

SYSTEM SIZE		
2–3.5 kW	3.5–5 kW	5–10 kW
ENERGY RATING		
<b>5.5</b> ☆☆☆☆☆ and above for the heating and/or cooling cycles	<b>4.0</b> ☆☆☆ and above for the heating and/or cooling cycles	<b>3.5</b> ☆☆☆ and above for the heating and/or cooling cycles
SPACE		
Medium to large bedroom study or small lounge room 	Lounge or living room 	Large open plan areas 

#### Other systems

Alternative electric heating and cooling systems include:

	<ul style="list-style-type: none"> <li>ELECTRIC SPLIT SYSTEM AIR CONDITIONER</li> </ul>
	<ul style="list-style-type: none"> <li>DUCTED WHOLE OF HOME EVAPORATIVE COOLING WITH A SELF-CLOSING DAMPER</li> </ul>
	<ul style="list-style-type: none"> <li>GROUND SOURCE HEAT PUMP</li> </ul>
	<ul style="list-style-type: none"> <li>IN-SLAB HYDRONIC HEATING WITH AN ELECTRIC BOILER</li> </ul>
	<ul style="list-style-type: none"> <li>CEILING FANS</li> </ul>

## MAKE YOUR ROOF COOL

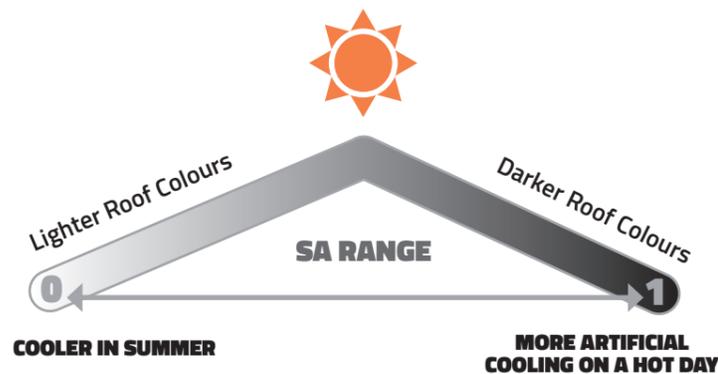
The colour of your roof can make a difference to the temperature of your home and the surrounding area. Darker colours absorb more heat from the sun, while lighter colours reflect the heat back away from your home.

Having a lighter coloured roof can help reduce your energy bills by keeping your roof cavity cool during summer and lowering the overall temperature of your home.

Your home must have a **lighter coloured roof with a solar absorptance value of less than 0.5**. Colours with a lower solar absorptance value include white, off-white, cream and light grey.

Selecting a lighter coloured roof does not involve any additional cost compared to a dark coloured roof, but will improve the energy efficiency of the home in the long-term. Speak with your builder about including a light roof colour in the design of your home.

### What is solar absorptance (SA)?



### Typical solar absorptance values

Value	Colour
0.90	Slate (dark grey)
0.75	Red Green
0.60	Yellow Buff
0.55	Zinc Aluminium – Dull
0.55	Galvanised Steel – Dull
0.45	Light Grey
0.35	Off White
0.30	Light Cream

#### ENERGY REBATE REQUIREMENT:

The roof must be a colour with a solar absorptance of less than 0.5.

You must provide the following information:

1. The roof type.
2. The manufacturer or brand of the product.
3. The roof colour and the corresponding SA value.
4. A photo of the home, showing the roof.

## GENERATE YOUR OWN ELECTRICITY

Solar photovoltaic (PV) is a technology that converts sunlight (solar radiation) into electricity using semiconductors. Solar PV systems enable you to generate your own electricity, helping to reduce your energy bills.

The reduction in energy bills will vary from home to home depending on your energy consumption and the size of your solar PV system. You will see a bigger reduction in your energy bills if you are using the electricity that you are generating from your solar PV system, rather than exporting it to the electricity grid.

You must install a solar PV system with a minimum total rated power output of 5 kilowatts (kW) on the roof of the dwelling.

### Designing your roof

In the ACT, solar PV panels generate the most energy throughout the year when they are:

- Facing north (or closest to), and
- Not overshadowed by buildings or other structures.



When designing your home, you will need to consider the roof orientation, pitch and available space for the solar PV system so it is able to receive solar radiation and generate electricity.

When your solar PV system faces the street, you will need to consider the visual impact on the streetscape by installing the system flush on the roof. Doing this will also save you money by avoiding additional costs of mounting systems.

### Choosing your system

The solar PV system must be sourced from a New Energy Tech Approved Seller, under the New Energy Tech Consumer Code (NETCC) Program. To find approved retailers in the ACT: Search in your browser for 'New Energy Tech Approved Seller (NETCC Program)'.

### Check licensing and accreditation

All equipment must be installed, commissioned, tested and certified by an ACT licensed tradesperson. They must also be a CEC accredited installer. To find accredited installers in the ACT search in your browser for 'Clean Energy Council Accredited Solar Installer'.

#### ENERGY REBATE REQUIREMENT:

Install a rooftop solar PV system with a minimum 5 kw CEC approved grid-connected inverter. If facing the street, the solar PV system should be flush with the roof.

You must provide the following information:

1. Documentary evidence of the system installed which can be a tax invoice or a letter on a company letterhead (make sure your address is included).
2. Evidence the PV system was purchased from a New Energy Tech Approved Seller, under the NETCC program (details of the seller's ABN).
3. Total rated output of the system.
4. Final Certificate of Electrical Safety (CES) which must include:
  - Electrician name or trading name.
  - ACT licence details.
  - CEC accreditation details.
5. A photo of the installed system.





## CHOOSE AN ENERGY EFFICIENT HOT WATER SYSTEM

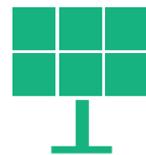
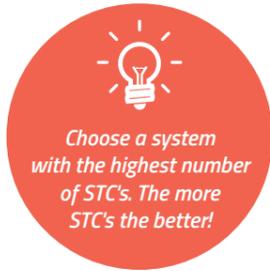
A typical home spends about one-third of their energy bill on hot water. Installing more efficient hot water systems can significantly reduce the amount of energy your home uses.

You must install either an **electric heat pump (heat pump)** or an **electric solar hot water system** as these systems are highly energy efficient.

### Heat pumps

Heat pump hot water systems, also called air-sourced heat pumps, transfer heat from the environment to heat water. Electricity is not used directly to heat water (unless the heat pump is fitted with an electric boost element), instead, it runs a compressor. It uses much less electricity than traditional resistive electric systems and has similar efficiency to an electric boosted solar hot water system.

Check your chosen heat pump has frost protection and is specifically designed to cope with colder climates. The temperature application range should include temperatures down to at least  $-5^{\circ}\text{C}$ . **Note that some** heat pumps have an electric booster installed to help boost the water in cold periods or during high hot water use which may be helpful during winter.



While some efficient hot water systems may cost more to purchase up front, there are potential savings through government subsidies, via **small-scale technology certificates (STCs)**, plus ongoing energy bill savings.

Both heat pump and solar hot water systems are eligible for STC's if they are compliant - check if your system is eligible for STC's.

## Electric solar hot water systems

Solar hot water systems use roof-mounted solar collectors to absorb energy from the sun to heat water, which flows to a storage tank.

There are two different types of solar hot water systems, and both are eligible for the Energy Rebate:

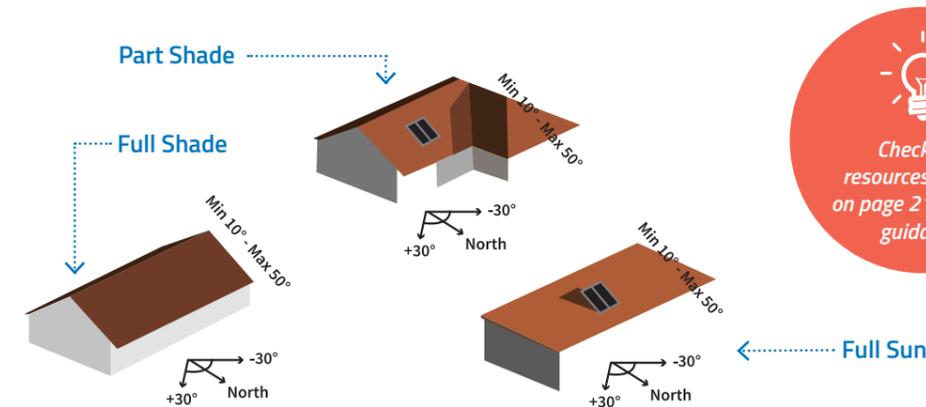


Solar hot water systems must be:

- Oriented between  $+45^{\circ}$  and  $-45^{\circ}$  from True North
- Tilted  $10^{\circ}$  to  $50^{\circ}$  from the horizontal plane
- Not overshadowed by buildings or other structures

Keep in mind, after installing a solar PV system as part of the Energy Rebate, you may not have enough roof space left for a solar hot water system as well. Plan ahead by talking with your designer and builder about your solar requirements.

When designing your roof form, consider the impact of mounting collector panels or tubes on frames. Avoid locating them on the street frontage, if possible. Where collector panels face the street, they should be installed to fit flush with the roof (not placed on mounting systems) to reduce the visual impact on the streetscape.



### ENERGY REBATE REQUIREMENT:

All hot water systems in the home must be either heat pumps or solar hot water systems. Where solar hot water systems face the street, they should be installed flush with the roof.

You must provide the following information:

1. Documentary evidence of the system installed
2. The type of hot water system.
3. If solar, evidence that the system was installed in accordance of specified guidelines.
4. A photo of the installed system.
5. Installer details, including:
  - Tradesperson name or trading name
  - ACT licence details.



## INVEST IN ENERGY MONITORING OR MANAGEMENT

One of the most effective ways to save money on your energy bills is to understand how and when you consume energy in your home.

An energy monitoring system gives a visual indication of how much energy your home is using. It can measure, show and store energy generation and/or consumption data. Information collected by energy monitoring systems can be viewed online, through an app, or can be displayed on a monitor in your home.

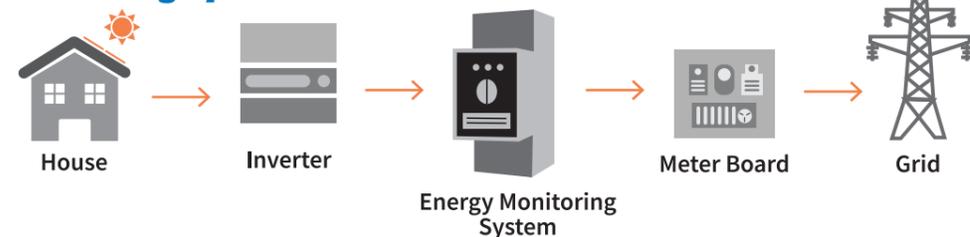
You must install an **energy monitoring system** or a device that enables energy monitoring. For example, some inverter manufacturers also provide energy monitoring devices or services. **Demand management systems** are generally more expensive than monitoring systems though will add value when a battery is installed in the home.

Consider a demand management system to future-proof your home for a battery.

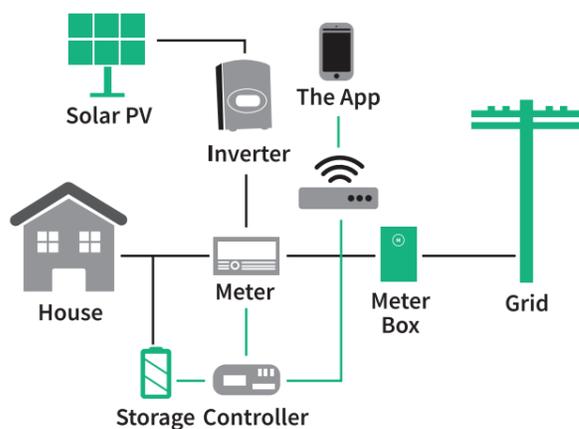
To get the most information out of your energy monitoring system, it should:

- Monitor all electrical phases of your home including key appliances like your Solar PV system, hot water system, and heating and cooling systems
- Be hard-wired, or software based, to all energy systems in the Energy Rebate
- Display and record home electricity use in real time (or close to real time)
- Communicate with a smart phone application or website

### Monitoring system



### Energy management system



If you would like to install a battery or enter into a demand management arrangement with your retailer, an **energy demand management system** will help you make the most of your system. These systems can learn your patterns of energy use, track energy prices, forecast weather, and make the difficult decisions for when to sell or store energy on your behalf.

For your safety, installation must only be carried out by an ACT licensed electrician.

#### ENERGY REBATE REQUIREMENT:

Install an energy monitoring or management system.

You must provide the following information:

1. Where a separate device is installed, documentary evidence of the energy monitor installed.
2. If the inverter functions as a monitoring device, documentary evidence of the inverter installed.

## FUTURE PROOF FOR ELECTRIC VEHICLE (EV) CHARGING

A dedicated 32 amp circuit with a 15 amp powerpoint (otherwise known as a general power outlet 'GPO') must be located on the wall of the car space or garage. This only needs to be a single-phase supply but three-phase supply can help to speed up charging times. A 32 amp circuit will allow you to upgrade the charging point later to facilitate faster vehicle charging.

For your safety, installation must be carried out by an ACT licensed electrician. We recommend the powerpoint, isolator and circuit breaker be labelled as Electric Vehicle Charging Point.

#### ENERGY REBATE REQUIREMENT:

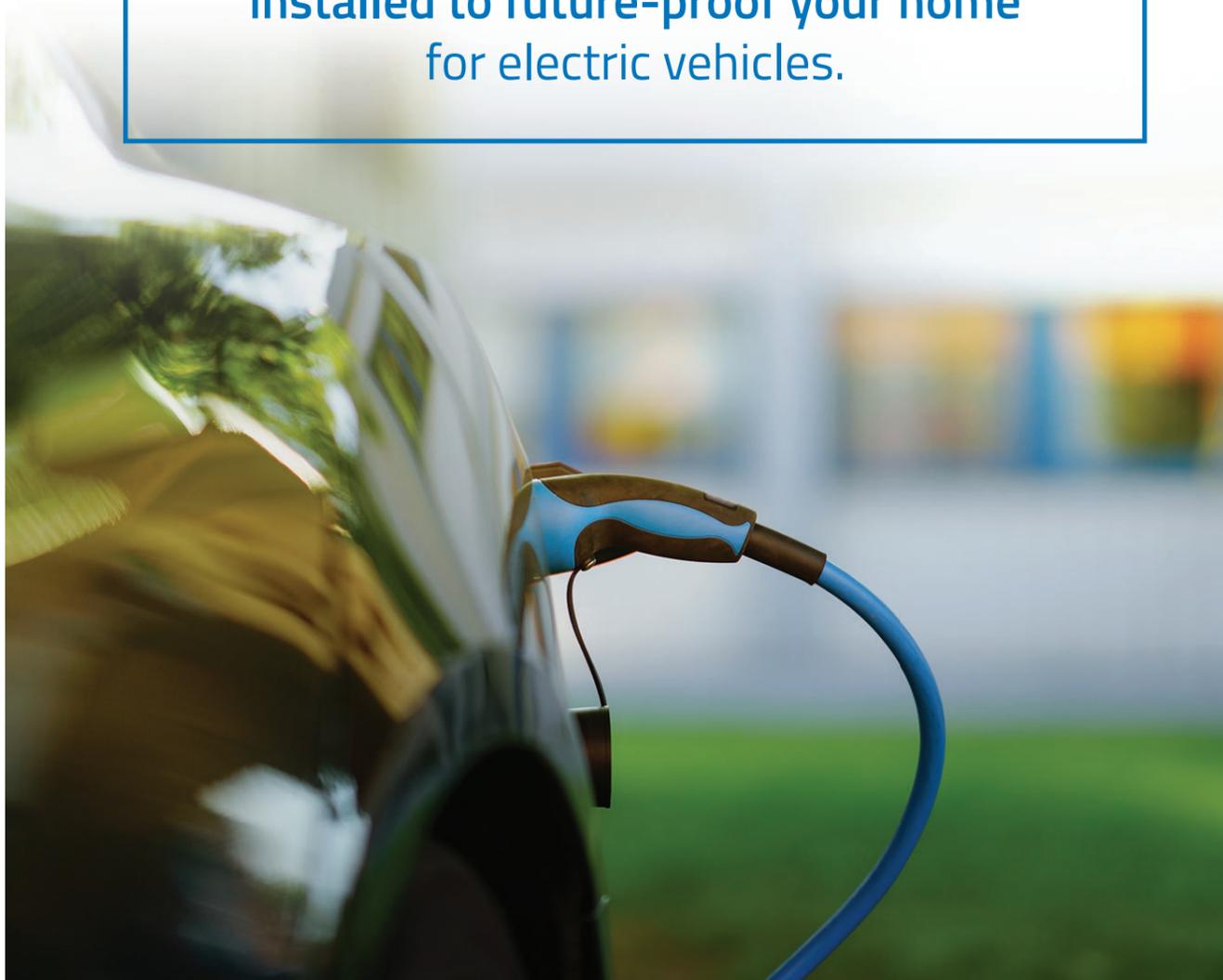
A dedicated powerpoint (32 amp circuit with a 15 amp GPO) for EV charging must be located on the wall of the garage or carport.

If you already own an EV, in place of the 15 amp GPO, we will also accept the installation of suitable charging supply equipment for your vehicle. Make sure it is compliant to Australian Standards and manufacturers requirements.

You must provide the following information:

1. A photo of the dedicated powerpoint for electric vehicle charging or the installed EV charging equipment
2. A photo of the mains switchboard showing a dedicated switch titled "EV" or "EV charging".

A dedicated powerpoint must be installed to future-proof your home for electric vehicles.





## HOW TO CLAIM YOUR ENERGY REBATE

Buyers or Eligible First Transferees must complete the Application Forms (found at the end of the booklet) then submit it, along with all required evidence, within the required timeframe.

### Submit your claim

The Application Form and required evidence can be submitted via:

-  Online via the smartform on the [Suburban Land Agency website](#)
-  [suburbanland@act.gov.au](mailto:suburbanland@act.gov.au)
-  Energy Rebate, Suburban Land Agency  
GPO Box 158, Canberra ACT 2601

### Required timeframe

Application must be submitted by the earlier of:

- 180 days of receiving the certificate of occupancy and use; and
- 30 calendar months from settlement of the First Grant Contract.

There will be no extensions of time.

### Find out more

Contact us if you require additional information:

-  (02) 6205 0600
-  [suburbanland@act.gov.au](mailto:suburbanland@act.gov.au)

For more information visit: [suburbanland.act.gov.au](http://suburbanland.act.gov.au)

### Make sure it is complete and compliant

We will not consider an Application Form if:

- It is not lodged within the required timeframe.
- It has not been fully completed, or the documentation or evidence is not submitted in accordance with the requirements.
- The applicant is not the Buyer or an Eligible First Transferee.
- The applicant is not the Crown Lessee at the time of making the application.
- The bank account name provided is not consistent with the name of the Crown Lessee.

### Payment of the Energy Rebate

Once we receive your Application Form and supporting documentation, we may contact you to arrange a site inspection to confirm that the requirements of the Energy Rebate have been met.



If we determine that the requirements **HAVE NOT** been met, we will contact you via email to provide advice on what improvements need to be made. To remain eligible for the Energy Rebate, you will only have one opportunity to implement any improvements, and these may be required within a specified timeframe.



If we determine that the requirements **HAVE** been met, we will process the payment within 8 to 12 weeks. The Rebate will be paid by direct deposit to the Australian bank account nominated in your Application Form (please ensure these details are correct).



## DEFINITIONS & TERMS

**Accredited Installer** – is a person who is accredited by the Clean Energy Council to install solar PV systems.

**Agency** – has the same meaning as Suburban Land Agency.

**Application Form** – means the Application Form annexed to these guidelines as **Annexure 1**.

**Approved Solar Retailer** – is a solar retailer that has signed on to the Clean Energy Council Solar Retailer Code of Conduct.

**Battery Storage System** – is a large battery connected to your solar PV system that captures excess, unused energy and stores it ready for use at night, during cloudy periods or during a blackout.

**Block** – means a parcel of land that may or may not contain buildings or other improvements.

**Buyer or Buyers** – means the person, persons or corporation listed as the Buyer in the First Grant Contract entered into with the Agency.

**Building Contract** – means a contract for the construction of a building or other improvements on the Block.

**Clean Energy Council** – is the peak body for the clean energy industry in Australia.

**Completion** – means when all obligations under a First Grant Contract or Contract for Sale (including final payment) are met, commonly known as settlement.

**Contract for Sale** – means a contract for the sale or purchase of a Block.

**Crown Lease** – means the Crown Lease in respect of the Block.

**Crown Lessee** – means the lessee of the Crown Lease.

**Demand Management Systems** – provide residents with information about their energy consumption, including how much energy is used, what time of day the energy is used, and which appliance is being used. Some systems may also be able to automatically manage major appliances such as your hot water system and heating/cooling to minimise your energy costs.

**Distribution Company** – is an operator of an electricity distribution system (poles and wires). Sometimes called a distribution network service provider (DNSP).

**Distributor** – see Distribution Company.

**Energy Management System** – see Demand Management System.

**Energy Monitoring System is a system** – that stores and displays data on energy consumption within the home. A monitoring system does not have the additional features that permit automation of appliances within the home.

**Electric Heat Pump** – is an electrical device that transfers heat energy (either hot or cold) from the environment to heat or cool your home.

**Electric Solar Hot Water System** – is a device that captures sunlight to heat water.

**Electric Vehicle (EV) Charge Point** – is a dedicated power point which can be used to plug-in and charge electric vehicles.

**Electricity Retailer** – is an entity that delivers and sells electricity directly to the customer.

**Eligible Blocks** – means Blocks forming part of an estate which are eligible for the Energy Rebate as determined by the Agency, which will likely include single residential Blocks under a First Grant Contract.

**Eligibility Requirements** – means the requirements set out on **page 2**.

**Eligible First Transferee** – means a First Transferee who enters into a Building Contract with the Buyer which does not include the Energy Rebate.

**Energy Rebate** – or Rebate means the amount set out on **page 4**.

**Estate** – means a collection of Blocks forming an estate as determined by the Agency.

**Feed In Tariff** – is the rate you are paid for electricity generated by your solar PV system that you export back to the grid. The electricity produced by your solar panels is used in your home first, and then any extra electricity is exported to the grid.

**First Grant Contract** – means a contract for the first grant of the Crown Lease (being a form of Contract for Sale).

**First Transferee** – means a person, persons or corporation who enters into a Contract for Sale for the purchase of a Block from a Buyer, whether before or after settlement of the Energy Rebate.

**Guideline/s** – means Suburban Land Agency Energy Rebate Eligibility Guidelines.

**Heat Pumps** – absorb warmth from the air and transfer it to heat water or to provide heating/air-conditioning in your home.

**Home Energy Monitoring System** – see Energy Monitoring System.

**Housing Development Guide** – means the housing development guide forming part of the First Grant Contract.

**Inverter** – converts direct current (DC) generated by your solar panels to alternating current (AC) to be able to feed electricity to the grid network.

**Kilowatt (kW)** – is a unit of power equal to 1,000 watts. Kilowatts are measured in an instant.

**Kilowatt-hour (kWh)** – is a unit of energy, measured over time and equal to the number of kilowatts of power multiplied by the number of hours of operation.

**Mandatory Requirements** – means the mandatory requirements set out in the Housing Development Guide.

**Peak Load** – is the highest amount of energy that a consumer draws from the grid in a set period of time.

**Rebate** – see Energy Rebate.

**Required Timeframe** – means the timeframe set out on **page 16**.

**Roof Solar Absorptance (SA) Value** – is a classification of roof colours based on how much heat it absorbs. The value is between 0 and 1, with a SA value of 0 indicating that a roof absorbs none of the solar energy applied to it, while a value of 1 indicates that a roof absorbs 100% of the incoming solar radiation.

**Right to Transfer Rebate Form** – means the Application Form annexed to these guidelines as **Annexure 2**.

**Settlement** – means when all the obligations under a First Grant Contract or Contract for Sale (including final payment) are met, also known as completion.

**Small-scale Technology Certificates (STCs)** – are government subsidies allocated to you when you install a small-scale energy generation or hot water system, helping to reduce the cost of the system. One STCs is equivalent to one megawatt-hour of electricity generated or deemed to be displaced by your system. The price of STCs changes according to market conditions. The total level of subsidy you receive will depend on a number of factors, including the location and size of the system and the price of STCs at the time the system was installed.

**Smart Meter** – is a meter that records and provides detailed information about energy consumption in the home, including how much energy is used and at what time of day. Smart metres may have an electronic interface or may interact with an app or website.

**Solar Absorptance** – is the proportion of the total incident solar radiation that is absorbed by a specific material.

**Solar Photovoltaic (PV) system** – is a power system that generates electricity from solar radiation.

**Solar Radiation** – is the radiant energy emitted by the sun.

**STCs** – see Small-scale Technology Certificates.

**Suburban Land Agency** – means the agency established by section 37(1) of the *City Renewal and Suburban Land Agency Act 2017 (ACT)*.

**Urban Heat Island Effect** – occurs in cities where the temperature increases due to a large volume of hard surfaces.

**Zero Emissions** – refers to a source or entity that emits no waste products that pollute the environment or disrupt the climate.

Eligible First Transferee means a First Transferee who enters into a Building Contract with the Buyer which does not include the Energy Rebate.

## FREQUENTLY ASKED QUESTIONS

**If I sell the Block prior to constructing a home, is the Energy Rebate transferable to another person?**

If a Block of land is purchased by a Buyer and then on sold prior to constructing a home, the new purchaser will no longer be eligible for the Rebate. See eligibility requirements on [page 2](#).

**If I don't complete all of the requirements listed in these Guidelines, can I get part of the Energy Rebate?**

You need to comply with all of the requirements under the Energy Rebate Guidelines to be eligible for the Rebate. It is not possible to get a partial Rebate for completing some of the requirements. See the checklist on [page 5](#).

**Can I install a ducted heating and cooling system?**

To be eligible for the Energy Rebate, you can install an electric ducted system or evaporative cooling system in your home. Be careful to research the most energy efficient and cost-effective option for your home, including the cost to install ducting throughout your home. More energy efficient systems may cost more upfront but could keep your energy bills down in the long-term, if designed appropriately. Gas-powered heating and/or cooling systems are not permitted under this Energy Rebate. See [page 8](#).

**What happens if I do not complete the construction of my home in the required timeframe?**

You must build your home and submit the Application Form within the required timeframe (see [page 16](#)) and meet all of the requirements, otherwise you will not be eligible for the Energy Rebate.

**Am I allowed to have solar panels facing the street?**

You should consider the visual impact of your PV system on the streetscape. Where the optimal location for panels face, or can be seen from, the street, they must be installed flush with the roof to avoid the need for tilted racking systems.

**Do I need to install battery storage as part of my solar PV system?**

No, you are not required to install a battery storage system under the Energy Rebate guidelines. However, it is recommended to install a battery storage system to further reduce your energy bills. There are ACT Government programs that can help reduce upfront costs. Do an internet search for the 'Sustainable Household Loan Scheme' and 'Next Generation Energy Storage Program' for more information.

**What if my roof is not large enough to support the required power output of my solar PV system?**

You should consider the roof design before construction to suit solar PV system. A 5 kW system will typically require an area of approximately 30m<sup>2</sup>. In the case that your roof size is not large enough to fit the required 5 kW system eligible for the Energy Rebate then you will need to provide visual evidence via your solar energy provider.

**If I install multiple hot water systems, do they all have to comply with the Energy Rebate requirements?**

Yes, all hot water systems in your home must be either electric heat pumps or electric boost solar hot water systems to be eligible for the Energy Rebate.

**If I install multiple heating/cooling system types, do they all have to comply with the Energy Rebate requirements?**

Yes, all heating/cooling systems must comply with the requirements to be eligible for the Energy Rebate.

**Why should I consider a hot water or solar PV system with more STC's?**

The number of STC's your system has relates to the amount of federal government subsidy applicable. This means the higher STC's your system is eligible for, the more you can save upfront.

**Can I connect to the gas main in the street and have a meter installed, but not use the gas connection?**

There will be no gas mains in Whitlam Stages 3 and 4 for you to connect to. By creating a gas-free home, you are supporting the use of renewable energy sources and helping to make Whitlam more sustainable for the future.

**Can I install an appliance (e.g. gas cooktop or heating system) using a gas bottle?**

By signing the declaration to apply for the Whitlam Energy Rebate you have committed to not installing gas appliances in your home. The declaration is in Annexure 1 (section 2) of this guidelines, or in the smart form via the SLA website. Not only are gas bottles unsafe but use of LPG is not protected under the National Gas Laws. However, this does not apply to outdoor applications e.g. you are allowed to use a gas bottle for an outdoor barbecue.

## RESOURCES

### Clean Energy Council

The Clean Energy Council (CEC) is the peak body for clean energy in Australia. They work with industry to improve standards and quality of products and services.

The Clean Energy Council provide:

- Accreditation for installers to work to industry best practice, making systems safe, reliable and that meet household expectations
- Administration support to the New Energy Tech Consumer Code (NETCC) Approved Sellers program
- A list of approved solar modules, inverters and batteries that meet Australian Standards and those eligible for subsidies under the Australian Government's Small-scale Renewable Energy Scheme (SRES)

The CEC website ([cleanenergycouncil.org.au](http://cleanenergycouncil.org.au)) provide help throughout the stages of buying your solar PV system, including:

- Find accredited and approved installers in the ACT
- Solar Guide for Consumers
- Guide to Installing Solar for Households

### New Energy Tech Consumer Code (NETCC) program

The NETCC program is overseen by representatives from peak industry and consumer bodies, collectively known as the NETCC Council.

The program aims to raise standards of consumer protection, strengthen consumer confidence, and encourage innovation and choice for consumers.

The NETCC Program launched in February 2023, along with a New Energy Tech Approved Seller directory to provide customers a list of Approved Energy Tech Sellers - to use when purchasing solar PV systems and other energy technology.

[newenergytech.org.au](http://newenergytech.org.au)

### Roof colour

Find information about the Solar Absorptance (SA) value of roof colours at:

- Bristile – [bristileroofting.com.au](http://bristileroofting.com.au)
- Colorbond – [steel.com.au](http://steel.com.au)
- Monier – [monier.com.au](http://monier.com.au)

### ACT Government policies

The ACT Government has a number of relevant policy documents available at: [www.environment.act.gov.au](http://www.environment.act.gov.au), including:

- *ACT Climate Change Strategy 2019–25*
- *Canberra's Living Infrastructure Plan*
- *ACT's Transition to Zero Emissions Vehicles Action Plan 2018–21*
- *ACT Sustainable Energy Policy 2011–2020*
- *ACT Sustainable Energy Policy 2020–2025 Discussion Paper*



Applicants for the Energy Rebate are required to purchase their solar PV systems from an approved seller listed on the New Energy Tech Approved Sellers directory, and have it installed by Clean Energy Council accredited installer, using approved products.

# ANNEXURE 1: APPLICATION FOR HOME ENERGY REBATE

## APPLICATION FOR HOME ENERGY REBATE

- This Application Form must be read in conjunction with the **Housing Development Guide**
- This Application Form must be fully completed by the Buyer or the Eligible First Transferee
- The Declaration in **Section 2** of this Application Form must be signed by each person who is the Buyer or the Eligible First Transferee of the Block
- The documents set out in **Section 3** of this Application Form must be submitted to the Agency with this Application Form
- Application Forms which are not complete or signed, or which are not accompanied by the required supporting documents, may not be considered by the Agency

Please complete all required fields in Block LETTERS.

## SECTION 1: APPLICANT DETAILS

Buyer/Eligible First Transferee Name (list all persons who are the Buyer or the Eligible First Transferee of the Block)

- Buyer who is the current Crown Lessee; or
- Eligible First Transferee who is the current Crown Lessee (You must submit a completed *Right to Transfer Rebate Form*).

First Name:	Last Name:
First Name:	Last Name:
Company Name (If Company):	

## BLOCK DETAILS

Description of Block on First Grant Contract	Block:	Section:	Suburb:
Street Address of Block:			

## BUYER OR ELIGIBLE FIRST TRANSFEREE CONTACT DETAILS

Postal Address:
Phone Number:
Email Address:

## SECTION 2: DECLARATION

- I certify that the Energy Rebate have been completed by the earlier of:
  - One hundred and eighty (180) days of receiving the Certificate of Occupancy and use for the Block; and
  - Thirty (30) calendar months from date of Settlement of the First Grant Contract.
- I am:
  - The Buyer listed in the First Grant Contract and the current Crown Lessee; or
  - An Eligible First Transferee and the current Crown Lessee.
- I certify that the mandatory requirements listed in the Whitlam Housing Development Guide have been met
- I certify that documents provided with this Application Form are true and complete copies of the relevant original documents
- I certify that the information contained in this Application Form is true and complete in all respects
- I as Buyer or Eligible First Transferee give permission for the Agency to inspect the Block and take photos as necessary
- I certify that there are no gas appliances, bottles, or infrastructure installed or connected to the home. Noting, gas bottles for outdoor use are permitted, e.g. barbecues.

Signature of Buyer/Eligible First Transferee/Applicant 1:

Date:            /            /

Signature of Buyer/Eligible First Transferee/Applicant 2:

Date:            /            /

I attach copies of the following documents:

- The front page of the First Grant Crown Lease or Contract for Sale
- Certificate of Occupancy and Use
- All forms and documents in accordance with **Annexure 3**
- The completed Right to Transfer Rebate Form (if you are the First Eligible Transferee Annexure 2.)

## SECTION 3: PAYMENT DETAILS – FOR REFUND OF REBATE

The refund is to be paid to the Buyer/Eligible First Transferee's bank account, detailed below. (The bank must be an Australian Bank).

Bank Name:
Bank Branch:
Account Name:
BSB Number:
Account Number:

## SUBMITTING YOUR APPLICATION FORM

Completed Application Forms should be sent via email with the required supporting documents to: [suburbanland@act.gov.au](mailto:suburbanland@act.gov.au) or sent by post: **Energy Rebate, Suburban Land Agency, GPO Box 158, Canberra ACT 2601** or submitted online: **via the Suburban Land Agency website**

## ANNEXURE 2: RIGHT TO TRANSFER REBATE FORM

### RIGHT TO TRANSFER REBATE FORM

- This *Right to Transfer Rebate Form* must be read in conjunction with the *Housing Development Guide*
- This *Right to Transfer Rebate Form* must be fully completed by the Buyer
- The Declaration in **Section 3** of this *Right to Transfer Rebate Form* must be signed by each person who is the Buyer
- The documents set out in **Section 3** of this *Right to Transfer Rebate Form* must be submitted to the Agency with this Application Form

*Right to Transfer Rebate Forms* which are not complete or signed, or which are not accompanied by the required supporting documents, may not be considered by the Agency.

Please complete all required fields in Block LETTERS.

### SECTION 1: BUYER DETAILS

Buyer name (list all persons who are the Buyer)

First Name: Last Name:

First Name: Last Name:

Company Name (If Company):

### BLOCK DETAILS

Description of Block on First Grant Contract Block: Section: Suburb:

Street Address of Block:

### BUYER CONTACT DETAILS

Postal Address:

Phone Number:

Email Address:

### SECTION 2: ELIGIBLE FIRST TRANSFEREE DETAILS

Eligible First Transferee name (list all persons who are the Eligible First Transferee of the Block)

First Name: Last Name:

First Name: Last Name:

Company Name (if Company):

### ELIGIBLE FIRST TRANSFEREE CONTACT DETAILS

Phone Number:

Email Address:

### SECTION 3: BUYER DECLARATION

As the Buyer I/we confirm that:

- I am/we are the previous Crown Lessee in respect of the Block
- I/we have not made any claim to the Rebate
- I/we entered into a Building Contract with the First Transferee
- I/we waive my rights to apply for the Rebate and transfer these rights to the First Transferee
- I provided the First Transferee with a copy of the *Home Energy Rebate Program - Eligibility Guidelines*

Copy documents provided with this *Right to Transfer Rebate Form* are true and complete copies of the originals

The information provided by me/us in this Application Form is true and complete in all respects

### SIGNATURE OF BUYER(S)

### SECTION 4: SUPPORTING DOCUMENTS

A title search for the Block confirming the Eligible First Transferee is the registered proprietor or evidence the Eligible First Transferee is the current Crown lessee/owner of the Block (e.g. Rates notice)

Front page of the Building Contract

### SUBMITTING YOUR APPLICATION FORM

Completed Application Forms should be sent via email with the required supporting documents to: [suburbanland@act.gov.au](mailto:suburbanland@act.gov.au) or send it by post to: **Energy Rebate, Suburban Land Agency, GPO Box 158, Canberra ACT 2601**

## ANNEXURE 3: CHECK LIST

APPLICANT(S) DETAILS	
First Name:	
Last Name:	
First Name:	
Last Name:	
Company Name (If company):	

BLOCK DETAILS	
Description of Block on First Grant Contract:	
Block:	Section:
Suburb:	

### DOCUMENTATION

I have attached all documents listed in the following table for my Rebate application to be assessed.

ITEM	EVIDENCE	TICK ALL THAT APPLY	
<b>ALL ELECTRIC</b> 	1. I have signed the declaration in Annexure 1 (section 2) of these guidelines, or online via the smart form.	<input type="checkbox"/> Declaration Signed	
	2. Roof type	<input type="checkbox"/> Tiles	<input type="checkbox"/> Metal
<b>ROOF COLOUR</b> 	3. The manufacturer or brand of the product:		
	4. The roof colour and the corresponding SA value:	Colour	SA
	5. A Photo* of the house, showing the roof	<input type="checkbox"/>	

ITEM	EVIDENCE	TICK ALL THAT APPLY	
<b>SOLAR PV</b> 	6. Documentary Evidence* of the system installed	<input type="checkbox"/>	
	7. Evidence the system was purchased from a New Energy Tech Approved Seller, under the NETCC program (details of the seller's ABN)		
	8. Total rated output of the system	kW	
	9. Final Certificate of Electrical Safety (CES) which must include:		
	<ul style="list-style-type: none"> <li><input type="checkbox"/> Electrician name or trading name:</li> <li><input type="checkbox"/> ACT licence details:</li> <li><input type="checkbox"/> CEC Accreditation details:</li> </ul>		
10. A Photo* of the installed system	<input type="checkbox"/>		
<b>HOT WATER SYSTEM</b> 	11. Documentary Evidence* of the system installed	<input type="checkbox"/>	
	12. Type of hot water system installed	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Solar
	13. If solar, evidence that the system was installed in accordance of specified guidelines	<input type="checkbox"/>	
	14. A Photo* of the installed system	<input type="checkbox"/>	
	15. Installer details, including:		
<ul style="list-style-type: none"> <li><input type="checkbox"/> Tradesperson name or trading name</li> <li><input type="checkbox"/> ACT licence details</li> </ul>			
<b>ENERGY MONITORING</b> 	16. Where a separate device is installed Documentary Evidence* of the energy monitor installed, OR	<input type="checkbox"/>	
	17. If the inverter functions as a monitoring device, Documentary Evidence* of the inverter installed	<input type="checkbox"/>	
<b>EV CHARGING POINT</b> 	18. A Photo* of the electric vehicle charge point, or if you already own an EV and have upgraded to an electric vehicle charging supply equipment (EVSE), submit a photo* of the EVSE	<input type="checkbox"/>	
	19. A Photo* photo of the mains switchboard showing a dedicated switch titled "EV" or "EV charging"	<input type="checkbox"/>	

\* Photos are to be taken from ground level and can be combined. Hard copy photos must identify the Block and Section on the reverse side.

\* Documentary evidence must include the address of the dwelling where the item is installed and all relevant details. Evidence can be provided by a retailer, builder or the installer. A tax invoice OR a letter on a company letterhead are acceptable forms of evidence.

Where a letter is provided from the builder or retailer the items can be combined.





*Whitlam*



**ACT**  
Government

**Suburban Land**  
Agency

[suburbanland.act.gov.au](http://suburbanland.act.gov.au)

**1800 777 952** |    

